

To: Members of the St Marys Planning Commission

First, let me thank you for your service to the City, and for providing the citizens an opportunity to express their thoughts on this very critical issue.

We found the Staff Report on the Mill Site Rezoning Application to be very professionally done, and we are sure that it will be a valuable aid in your consideration of this issue.

The Staff Report is organized to cover each of the ten Rezoning Criteria standards which you may consider in your examination and evaluation of the rezoning application. We have used the Staff Report as an outline for our comments.

In reviewing the Report we noted a few items that we would like to bring to your attention. We have noted these items in blue type on the attached document (REZ.CRIT.). In addition, we have reached a conclusion that differs somewhat from the Staff Report, and have noted that in blue type, also.

As we said in our recent letter to the editor of the Tribune & Georgian (attached below as T&G 2-26 ltr-final):

It is in the best interest of the City, its citizens, and the creditors of the Durango Estate for the Bankruptcy Trustee to sell the Gilman/Durango mill site property, allowing for a settlement of the creditor claims and returning the property to productive use.

The question is whether the rezoning proposed by ASM Capital and its front company, Port of St Marys, LLC, is the right choice.

Until an end-user has been found for the property, there will be no jobs created and no tax revenue increased.

In our view, approving the rezoning application and letting this most valuable property fall into the hands of ASM Capital/Port of St Marys, LLC, will add to the cost of the property, thus making it more difficult, if not impossible, to find an end-user who will build facilities, create jobs and increase tax revenue. We can do better than this!

As shown on the attachment, the rezoning application fails to comply with seven of the ten rezoning criteria standards, providing ample reason to disapprove application.

We thank you for your consideration.

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